

# Unit 10-AB - Turnberry Isles North

10-AB - 19707 Turnberry Way, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11921069                      |
| Status:         | Active                         |
| Size:           | 3,044 Sq ft.                   |
| Bedrooms:       | 4                              |
| Full Bathrooms: | 4                              |
| Half Bathrooms: | 0                              |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View:           |                                |
| List Price:     | \$949,000                      |
| List PPSF:      | \$312                          |
| Valuated Price: | \$1,163,000                    |
| Valuated PPSF:  | \$382                          |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.



## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 249 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

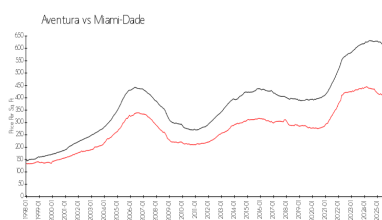
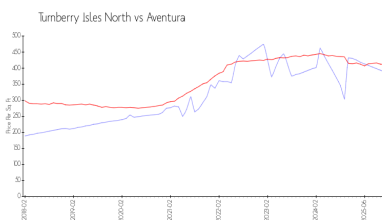
Turnberry Isle North Tower  
Address: 19707 Turnberry Way,  
Aventura, FL 33180,  
Phone: +1 305-931-6300

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 9B     | 1,522 sq ft | Jul 2025     | \$370,000  | \$243 |
| 25C    | 1,077 sq ft | Jun 2025     | \$355,000  | \$330 |
| 20L    | 1,600 sq ft | Jun 2025     | \$360,000  | \$225 |
| 14G    | 1,522 sq ft | May 2025     | \$445,000  | \$292 |
| 11D    | 1,887 sq ft | Mar 2025     | \$630,000  | \$334 |
| 24F    | 1,677 sq ft | Mar 2025     | \$650,000  | \$388 |
| 8-E    | 1,825 sq ft | Mar 2025     | \$925,000  | \$507 |

## Market Information



|                        |               |             |               |
|------------------------|---------------|-------------|---------------|
| Turnberry Isles North: | \$388/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:              | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Turnberry Isles North | 5% |
| Aventura              | 6% |

|            |    |
|------------|----|
| Miami-Dade | 4% |
|------------|----|

**Avg. Time to Close Over Last 12 Months**

|                       |          |
|-----------------------|----------|
| Turnberry Isles North | 119 days |
| Aventura              | 98 days  |
| Miami-Dade            | 77 days  |